

**Town of West Hartford
Conservation and Environment Commission (CEC)
Meeting Minutes
July 25, 2016, 7:00 PM
Town Hall, Room 314**

Present: Commissioners: Brian McCarthy (Chair), Chen Lu, Dennis Durao, Stefanie Wnuck, Beth Lander Morris, and Ryan Langan

1. The June 2016 CEC Meeting Minutes were approved.
2. Communications and News: No news to report.
3. Old Business: None
4. New Business:

153 Hunter Drive- Application (IWW #1048) of Norman Abare, R.O., seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes re-grading of portions of the side and rear yard and to construct an approximately two (2) foot high retaining wall, arborvitae plantings, and fencing. The proposed is within the 150 ft. regulated area. (Submitted for IWWA receipt on August 1, 2016. Presented for determination of significance.)

The Applicant proposes to replace an old stone retaining wall that is being destroyed by chipmunks with a new retaining wall, and a combination of fencing and planted arborvitae around the perimeter of the property. The new trees and fencing will be set at the grade level consistent with the top of the new wall. The new wall will be relocated closer to Westborough Drive (South) and extended back towards the house in accordance with town setback limits. Similar fencing is planned for the West side of the property parallel to the Watercourse, but will not cross the Watercourse. The Applicant and the Chair noted that the removal of trees was reviewed by this Commission after a tree had fallen on the house.

The Applicant stated that the plan is to increase the number of planted trees by three times the number of trees removed. Silt fencing is currently in place along the South and West sides of the property to protect the Watercourse. The Chair stated that the silt fence should remain in place and as is throughout the construction and revegetation of the yard. Applicant stated that the yard behind the house leading toward the Watercourse has very little grading and the plan is to keep it flat. Work will take 2-3 weeks. Materials for the new retaining wall will include a cinderblock base and core with stone veneered facing and bluestone tops. The existing stone will be removed off-site. Base and yard leveling soils will consist of 48 cubic yards of sand and gravel. The metal fence posts will be

driven into the ground with minimal disturbance. Stockpiles of materials will be located inside the silt fence in a raised portion of the property to mitigate run-off. The CEC stated that the existing silt fence appears to address the CEC concerns regarding the protection of the Watercourse from runoff and siltation during the construction.

1344 New Britain Avenue (aka 8 and 10 Berkshire Road) - Application (IWW #1046) of NB Asset Management, LLC, Brandon Handfield, P.E., (Eleanore M. Leary Estate, c/o John Leary III, R.O.) seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant seeks to construct two (2) single-family homes as part of a proposed subdivision. The two lots are located across the street (New Britain Avenue) from Wolcott Park, which is identified as wetland soils per the Town map. One of the driveways and part of the site development for both homes falls within the 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2016. Determined to be potentially significant and set for public hearing on August 1, 2016.)

The Applicant was represented by Brandon Handfield, PE of Yantic River Consultants.

The proposed subdivision calls for five new homes to be built along north side of New Britain Avenue and the east side of Berkshire Road. The lot on the corner of New Britain Avenue and Berkshire Road and the lot directly to the East on New Britain Avenue are part of this application; The three other lots are not part of this application. There are no wetlands on the site and New Britain Avenue crosses the area between the site and nearby mapped wetlands. The 150 foot Wetland Review Area crosses into the proposed front yards and driveways of the two lots. According to the applicant, the Inland Wetlands are primarily classified as "Disturbed" (where Wolcott Park soccer fields, playgrounds, etc., have been located) and as "Manchester soils" In addition, the Applicant states that most of the Inland Wetland soils are very dry now, based on their areal shots of the area.

The CEC asked for a description of the construction plans, which are summarized as follows: One driveway is planned for the two lots to avoid having to do any work in the regulated area. If that is not approved, work in the east lot will be required. A 28-inch maple tree in the east lot will be kept. Silt fencing will ring the entire development area and each lot individually, creating a double-layered protection system. There will be a catch basin and underground drainage to 25- and 100-year flood levels. A 15-inch grade is planned, directing all water to infiltrators and then to the storm sewer. The sandy gravel with minimal clay should allow infiltration on the site, as mentioned by Mr. Handfield. Soil stockpile areas for excavation materials will be within the silt fence areas and will be re-used for grading and back filling. Most materials will stay on site.

Basement depths of the homes will be eight feet. Sewer connections on New Britain Avenue will tie into existing sewer lines. Underground electricity from the street pole, in accordance with Town preferences, will not require open excavation. Construction would start in late summer on the first house.

The CEC did not identify any environmental concerns with the project in regards to wetlands or other sensitive receptors.

5. Motion for Meeting Adjournment approved at 8:00pm.